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Site Specific Exemption to Interim Control By-law 2019-04 for 178 Parkview Crescent

Staff Report to Council

Report Number: 2019-103

Department(s): Planning and Building Services

Author(s): A. Slattery

Meeting Date: November 4, 2019

Recommendations

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 178 Parkview Crescent dated November 4th, 2019 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 178 Parkview Crescent and adopt the attached exemption by-law.

Purpose

The purpose of this report is to recommend to Council the approval of a site specific amendment to Interim Control By-law 2019-04 for subject property 178 Parkview Crescent.

Background

Council passed Interim Control By-law 2019-04 on January 21, 2019. On May 27, 2019 Council approved a Site Specific Exemption Process for Interim Control By-law 2019-04. The exemption process consists of the review of proposed residential dwellings or additions within the subject area of the Interim Control By-law on a case-by-case basis, to determine their compatibility with existing neighbourhood character. Council approval is required to grant a site-specific exception from the Interim Control By-law.

Discussion

On September 9th, 2019, Planning Services received a request for exemption from Interim Control By-law 2019-04, for subject property 178 Parkview Crescent. The applicant is proposing to add a single-storey addition to the rear of the existing dwelling, and an attached garage to the side of the existing dwelling. The proposed attached garage will replace an existing detached garage and shed.

A map of the subject property can be found attached to this report.

The proposed single-storey rear addition would increase the gross floor area of the entire dwelling from approximately 103.44 square metres to approximately 144.27 square metres. The addition will not increase the height of the dwelling. The proposed attached garage would be approximately 72.49 square metres in size.

Interim Control By-law 2019-04 prohibits the expansion of gross floor area of residential dwellings by 25% or more. The proposed addition would expand the gross floor area of the existing dwelling by approximately 39%.

The proposal can be found attached to this report.

Staff have reviewed the proposal and provide the following comments based on the exemption process as approved by Council.

Physical Character

- The subject property is zoned Residential Exception (R1-D-119) Zone which permits a maximum lot coverage of 35% for a single-storey dwelling. The proposed addition and attached garage will increase the lot coverage to approximately 29%.
- The proposed addition will not alter roof lines, or the height of the dwelling, and is consistent with existing slopes, ridges and rooflines of the neighbouring properties.
- The proposed single-storey addition will result in a dwelling consistent in size with neighbouring properties.
- The proposed addition will meet all zoning requirements of the R1-D-119 Zone, including yard setbacks, height and lot coverage requirements.
- The proposed attached garage will be replacing an existing shed and detached garage, and will be setback further from the side lot line than the existing structures.
- The proposed addition and attached garage will be appropriate relative to the size of the lot.
- The proposed dwelling and garage will not result in over-development of the lot.

Streetscape Character

- The design of the proposed addition (style, height, mass) will result in a dwelling in-keeping with the existing character of the neighbourhood, which is comprised of moderately-sized single-storey dwellings along Parkview Crescent.
- The proposed addition will be constructed to the rear of the existing dwelling, and the proposed attached garage will not be closer to the front lot line than the front main wall of the existing dwelling, maintaining existing sight lines and a uniform built form.
- The proposed dwelling will not significantly change the character of the streetscape, which is comprised of moderately-sized single-storey dwellings.

Town staff are of the opinion that the proposed dwelling will not compromise the character of the neighbourhood. As such, staff recommend that the request for exemption of 178 Parkview Crescent from Interim Control By-law 2019-04 be approved by Council, and that the attached by-law be adopted.

Conclusion

It is recommended that Council grant a site-specific exception for 178 Parkview Crescent, Newmarket, from Interim Control By-law 2019-04 by adopting the attached exemption by-law.

Business Plan and Strategic Plan Linkages

The proposed development supports Council's 2018-2022 Strategic Priorities which aim to ensure a thriving community that is supportive of community engagement.

Consultation

Planning staff have circulated the exemption request to abutting and adjacent property owners, as per the Council-approved exemption process for Interim Control By-law 2019-04. Staff have not received any objections to the proposal.

Human Resource Considerations

N/A

Budget Impact

There is no budget impact associated with this report.

Attachments

- Location Map
- Proposal

- Proposed By-law

Approval

Jason Unger, Acting Director of Planning & Building Services

Peter Noehammer, Commissioner of Development & Infrastructure Services

Contact

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